



# AUTO REPAIR SHOP

86 BROADVIEW AVE, WARRENTON, VA 20186

**OFFERED AT \$14,850.00 PER MONTH (NNN)**

FOR MORE INFORMATION  
CRES Inc. | Commercial Real Estate Services |  
540.878.1211 | [INFO@CRESINC.US](mailto:INFO@CRESINC.US)





## PROPERTY DESCRIPTION

Available for sublease is a newly constructed (2023) 3-bay auto shop located in Warrenton's bustling commercial district. This modern facility features two car lifts, a spacious parking area, and excellent visibility with prominent signage from the main road. The building includes a waiting room and bathroom, ensuring comfort for your clients. With an established customer base and prime location, this move-in-ready space offers a fantastic opportunity for automotive businesses looking to expand or relocate.

## PROPERTY HIGHLIGHTS

- New Construction with modern 3-bay auto shop featuring two car lifts and a spacious parking area
- Prime location situated in the commercial district with excellent road visibility and prominent signage
- Ready-to-move-in with a waiting room, bathroom, and an established clientele base
- Ample Parking to accommodate customers and additional vehicles

## OFFERING SUMMARY

Lease Rate:	\$14,850.00 per month (NNN)
Number of Units:	1
Available SF:	1,708 SF
Lot Size:	0.551 Acres
Building Size:	1,708 SF

## DEMOGRAPHICS

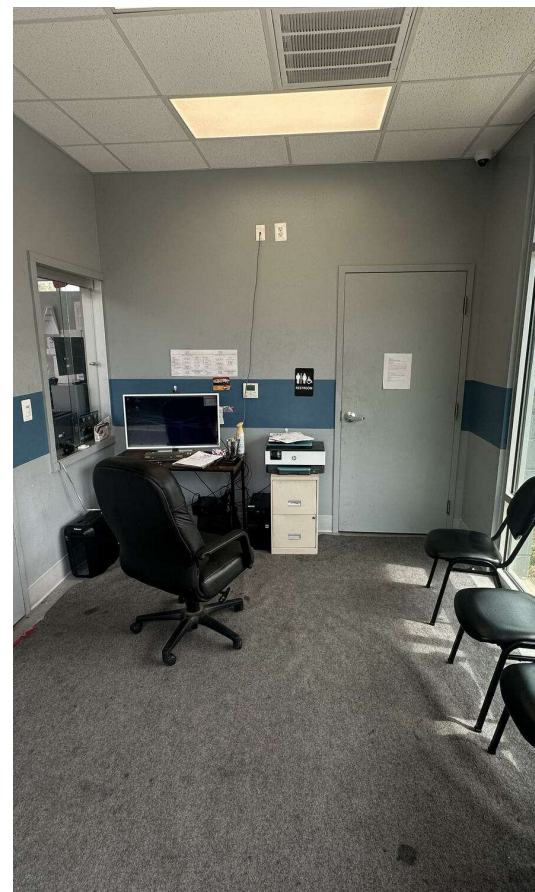
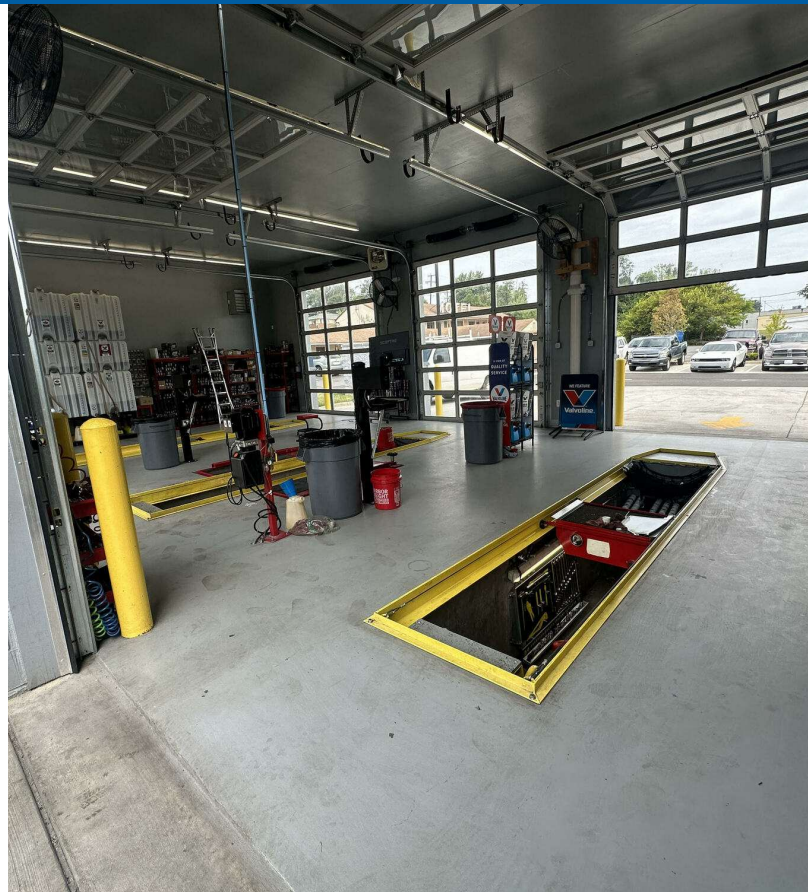
	1 MILE	2 MILES	3 MILES
Total Households	2,379	5,060	6,352
Total Population	6,039	13,119	16,774
Average HH Income	\$132,300	\$132,103	\$141,642

**CHRIS BERNARD** **BILL CHIPMAN**

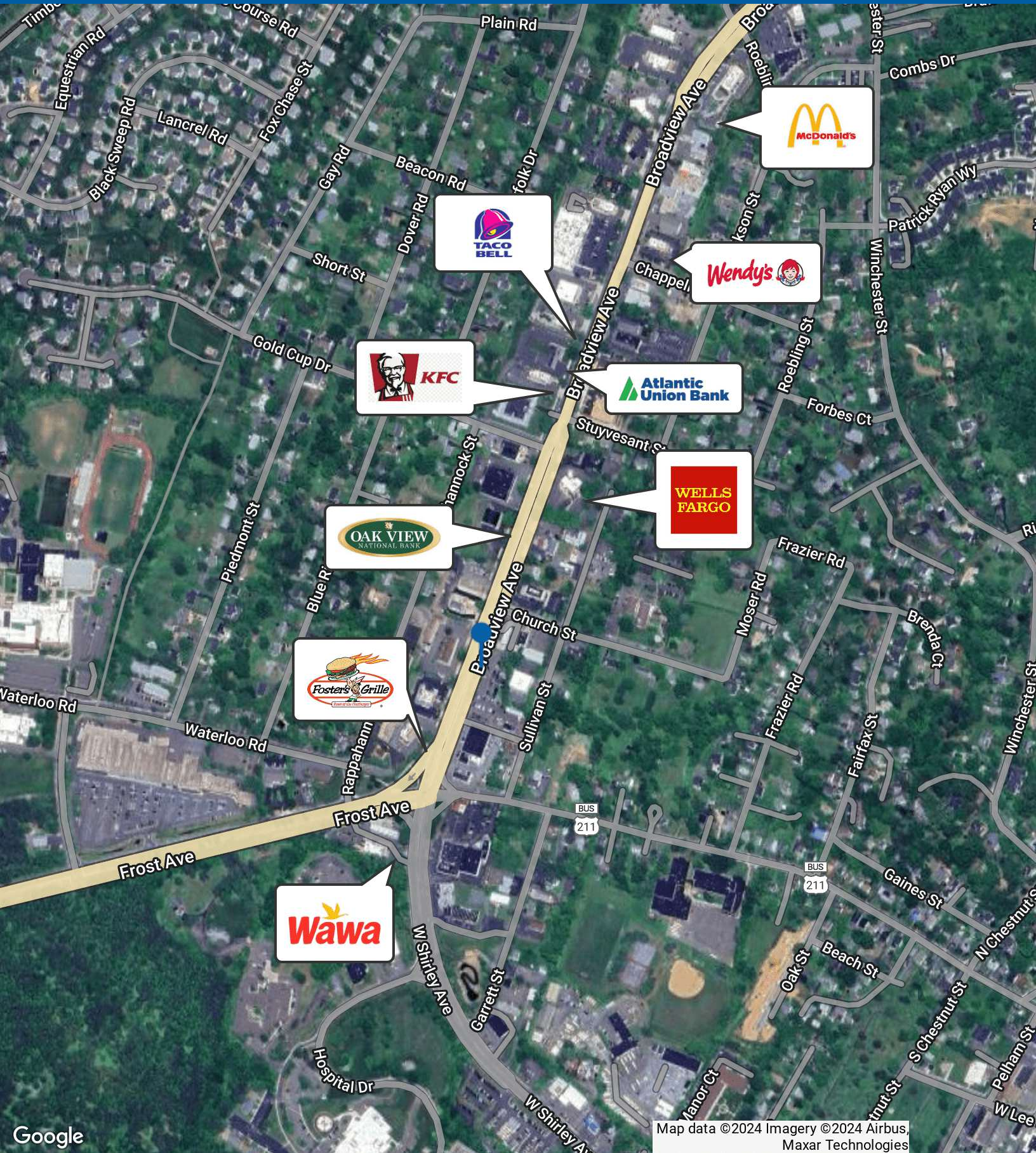
Senior Associate  
540.347.2610  
chris@cresinc.us

President/Owner  
540.347.2610  
bill@cresinc.us





**CHRIS BERNARD** **BILL CHIPMAN**  
Senior Associate      President/Owner  
540.347.2610      540.347.2610  
chris@cresinc.us      bill@cresinc.us

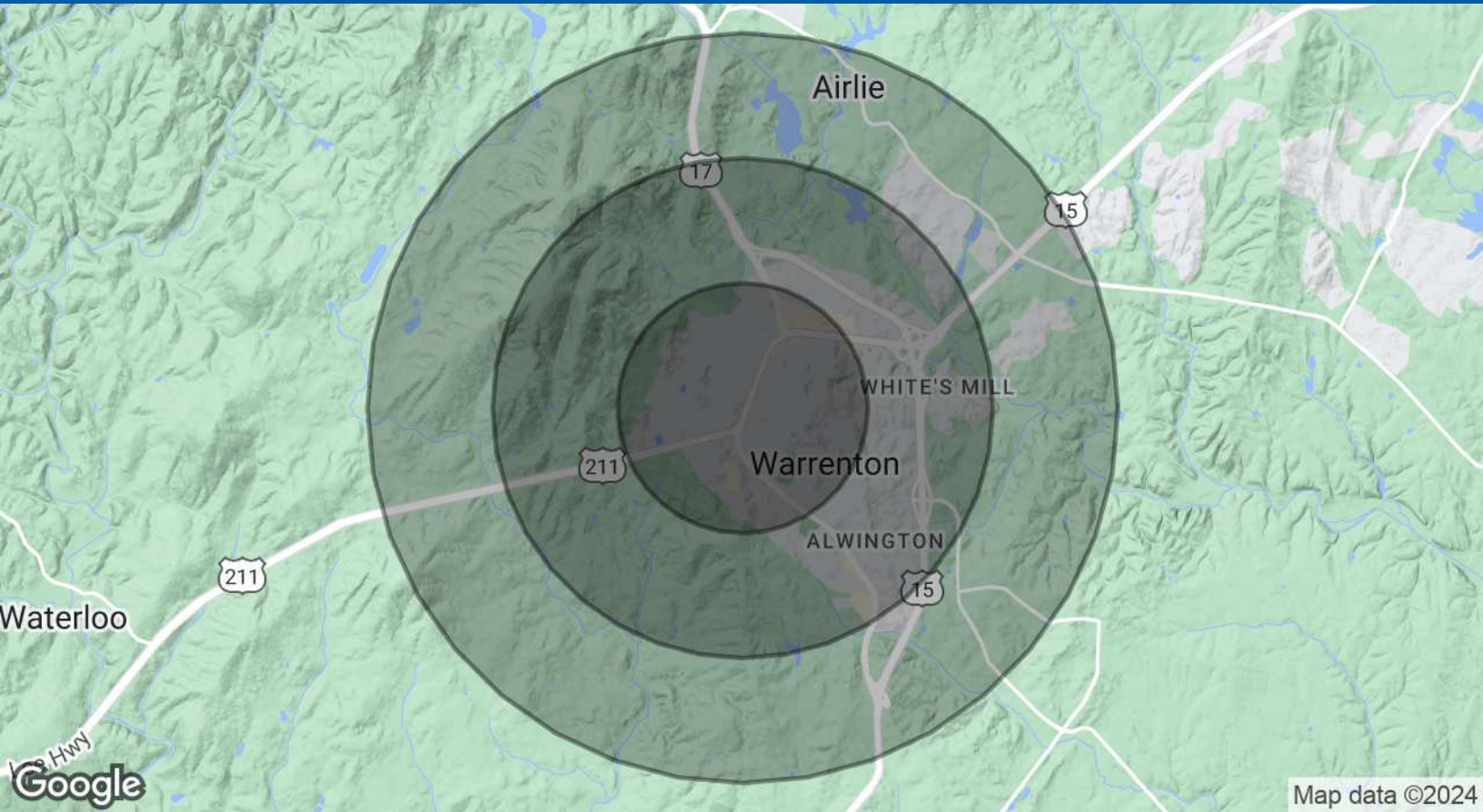


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

**CHRIS BERNARD** **BILL CHIPMAN**  
Senior Associate      President/Owner  
540.347.2610          540.347.2610  
chris@cresinc.us      bill@cresinc.us





<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	6,039	13,119	16,774
Average Age	43	42	42
Average Age (Male)	41	40	40
Average Age (Female)	44	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	2,379	5,060	6,352
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$132,300	\$132,103	\$141,642
Average House Value	\$573,734	\$555,647	\$566,973

Demographics data derived from AlphaMap

**CHRIS BERNARD** **BILL CHIPMAN**  
 Senior Associate      President/Owner  
 540.347.2610          540.347.2610  
 chris@cresinc.us      bill@cresinc.us

